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**DRAFT REPORT  
PHASE I ENVIRONMENTAL SITE ASSESSMENT  
FORMER McCALL LANDFILL SITE  
COLORADO STREET AND NORTH SAMSOM TRAIL  
McCALL, IDAHO**

**PREPARED FOR:  
IDAHO DEPARTMENT OF ENVIRONMENTAL QUALITY  
DEQ CONTRACT NO. C432; TASK ORDER NO. 8**

**URS PROJECT NO. 36258762  
May 15, 2007**

**URS**

**1750 Front Street, Suite 100  
Boise, Idaho 83702  
(208) 344-6140**

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May 15, 2007

Idaho Department of Environmental Quality  
1410 N. Hilton  
Boise, Idaho 83706  
Attn: Mr. Eric Traynor

Re: Phase I Environmental Site Assessment  
Former McCall Landfill Site  
Colorado Street and Samson Trail  
IDEQ Contract No. C432; Task Order No. 8  
URS Project No. 36258762

Dear Mr. Traynor:

URS is pleased to submit this Phase I Environmental Site Assessment report for the above-referenced site. We appreciate the opportunity to provide environmental services to Idaho Department of Environmental Quality. Please contact us at (208) 344-6140 if you have any questions or require further assistance.

Sincerely,

**URS CORPORATION**

Suzy Cavanagh  
Geologist

Jim Flynn  
Senior Project Manager

Lisa Gates  
Senior Environmental Scientist

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Figure 1 – Vicinity Map

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## EXECUTIVE SUMMARY

URS Corporation (URS) conducted a Phase I Environmental Site Assessment (Phase I ESA) of the former McCall landfill located south of the intersection of Colorado Street and Samson Trail in the city of McCall, Valley County, Idaho (Subject Property or Site). The purpose of the Phase I ESA is to gather information about the Site and surrounding areas to identify conditions indicative of releases or threatened releases of hazardous substances or petroleum products. This Phase I ESA was accomplished by, and limited to, a reconnaissance of the Site, a drive-by survey of the Site vicinity, interviews, and review of agency databases and other reasonably ascertainable records regarding past and current land use for indications of the manufacture, generation, use, storage and/or disposal of hazardous substances at the Site.

The Scope of Services performed is in accordance with Task Order No. 8 that was agreed between the Idaho Department of Environmental Quality (DEQ) and URS on March 19, 2007 and pursuant to the Contract for Purchase of Service between DEQ and URS, dated January 1, 2005. The format and content of the Phase I ESA Report for the Subject Property are in general accordance with the *ASTM Standard Practice for Environmental Site Assessments: Phase I Site Assessment Process E 1527-05* and the United States Environmental Protection Agency (USEPA) 40 CFR Part 312 Standards and Practices for All Appropriate Inquiries (AAI) – Final Rule adopted November 1, 2005.

The property is currently an undeveloped, open grassy area. The City of McCall informed URS that this assessment will be the initial step for development of affordable community housing at the Site.

The property is an undeveloped 4.35-acre parcel that has been graded and covered with native grass. Access to the property is off Samson Trail from the north and northeast. According to review of available historical data and information from the site contact, the Site was deeded to the City of McCall in 1929 by the (b) (6) and (b) (6) families and the city operated it as a landfill from 1930 to approximately 1958. According to the site contact, the landfill was limited to household waste that covered the entire site. The depth of the landfill is unknown, and there no records of previous site investigations for the Subject Property. The amount of fill covering the site is unknown; however the surface of the parcel is elevated anywhere from three feet near the east end to approximately 10 feet above the surface of Colorado Street near the northwest corner of the property. No improvements or additions have been made to the property. Rusted scrap metal and chunks of broken concrete were visible within a soil berm located on the

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western edge of the property. Rusted household appliances and car frames were also visible along the edge of the berm (west side).

Forested residential properties border the Subject Property to the north and east across Samson Trail. To the south are forested residential properties followed by McGinnis Street. The area to the west is undeveloped forested property.

Surface water drainage is generally toward the northeast. There is also a drainage collection ditch along the west side of the Subject Property and at the base of the soil berm.

Aside from the noted scrap items visible in and next to the soil berm, URS observed no other evidence of waste debris or containers at the Site. It is URS' opinion that the scrap metal and chunks of concrete do not represent a recognized environmental condition (REC) at the Subject Property. No evidence of surface staining or stressed vegetation on the Subject Property was identified during the site reconnaissance.

The state database, ID Radon, identified Valley County as within the federal Environmental Protection Agency (EPA) Radon Zone 1. Zone 1 indicates the indoor average radon level is greater than 4 Pico curies per liter (pCi/L). This level is above the EPA suggested level for action of 4.0 pCi/L. Radon test results show Valley County having an average of 3.40 pCi/L with a low value of 0.3 pCi/L and a high value of 10.4 pCi/L (EDR, 2007). Based on the ASTM standard, this is not considered a potential REC to groundwater at the property. However, elevated levels of radon represent a potential health issue, particularly within lower levels of residential structures that may be built on the subject property.

While no direct evidence of RECs was identified during this Phase I ESA, the reported use of the Subject Property as a municipal solid waste landfill for a period of almost 30 years, is in URS' opinion likely to have resulted in the presence of hazardous substances or petroleum products on the property and is thus considered a REC. Environmental concerns common to landfills, include, but are not limited to, impacts to soil, groundwater and surface water, methane gas generation, and settlement. While some of these concerns tend to decrease overtime as the waste within the landfill decomposes, URS recommends that an investigation of these potential concerns be conducted prior to redevelopment of the Subject Property.

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## 1.0 INTRODUCTION

Presented in this report are the results of the Phase I Environmental Site Assessment (Phase I ESA) conducted by URS on 4.35 acres of property located along Colorado Street and Samson Trail in McCall, Valley County, Idaho. The property is referred to throughout this report as the Subject Property or Site. The property is currently undeveloped and is reportedly the Site of a former city landfill.

This assessment was accomplished by, and limited to, a reconnaissance of the Site, a drive-by survey of the Site vicinity, and review of agency databases and other reasonably ascertainable information regarding past and current land use for indications of the manufacture, generation, use, storage and/or disposal of hazardous substances at the Site.

### 1.1 ASTM STANDARD AND ALL APPROPRIATE INQUIRY

The format and content of this Phase I ESA Report of the Subject Property are in general accordance with the ASTM *Standard Practice for Environmental Site Assessments: Phase I Site Assessment Process E-1527-05* and the United States Environmental Protection Agency's standards for All Appropriate Inquiries (AAI) under 40 CFR Part 312.

#### 1.1.1 All Appropriate Inquiry Standards

The USEPA Rule on AAI was developed to establish landowner liability protections to property owners under CERCLA as innocent landowners, bona fide prospective purchasers, and/or contiguous property owners. The Rule expands the records review requirements by increasing the search distances beyond the recently superseded ASTM Standard E 1527-00, incorporating mandatory searches for engineering and institutional controls, and mandatory review of local government and tribal records. The records review also requires a search of reasonable ascertainable land title and lien records to identify environmental liens or activity and use limitations, if any, which are recorded against the property. The historical sources review requires that a search of the property to go as far back in history as it can be shown that the property contained structures or was first used for residential, agricultural, commercial, industrial, or governmental purposes. Data gaps identified for the property will be identified and their significance reported. The AAI Rule also requires taking into account commonly known or reasonably ascertainable information within a local community. AAI requires that inquiries be conducted by an environmental professional, which is specifically defined within the Rule.



### 1.1.2 ASTM Standard

The American Society of Testing and Materials (ASTM) Standard Practice for Environmental Site Assessments (Standard E 1527-05) was approved November 18, 2005. ASTM Standard E-1527-05 was established and updated to reflect industry requirements brought about by AAI.

The goal of the ASTM Standard is to identify Recognized Environmental Conditions (RECs). By definition under ASTM designation E 1527-05, the term "recognized environmental condition" is defined as the presence or likely presence of any hazardous substances or petroleum products on a property under conditions that indicate an existing release, a past release, or a material threat of a release of any hazardous substances or petroleum products into structures on the property or into the ground, ground water or surface water of the property. The term includes hazardous substances or petroleum products even under conditions in compliance with laws. The term is not intended to include *de minimis* conditions that generally do not present a threat to human health or the environment and that generally would not be the subject of an enforcement action if brought to the attention of appropriate governmental agencies. Conditions determined to be *de minimis* are not RECs.

## 1.2 PURPOSE

The purpose of the Phase I ESA is to gather information about the Subject Property and surrounding areas to identify conditions indicative of releases or threatened releases of hazardous substances or petroleum products.

## 1.3 SCOPE OF SERVICES

The Scope of Services performed is in accordance with the terms and conditions of the Task Order No. 8 that was agreed between the DEQ and URS on March 19, 2007 and pursuant to the Contract for Purchase of Service between DEQ and URS, dated January 1, 2005. The format and content of this Phase I ESA report of the Subject Property are in general accordance with the USEPA standards for AAI and ASTM Standard Practice for Environmental Site Assessments: Phase I Site Assessment Process.

This Phase I ESA was accomplished by, and limited to, a reconnaissance of the Site and review of pertinent documentation available through URS' standard resources regarding past and current land use for indications of the manufacture, generation, use, storage, and/or disposal of hazardous substances at the Site. The site reconnaissance included a walking tour of areas at the

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Subject Property that were accessible by foot and a drive-by survey of surrounding and adjacent properties. To meet the objective of this Phase I ESA, URS completed the following tasks:

- Performed a reconnaissance survey of the Subject Property to make visual observations of existing site conditions and activities, and a drive-by survey of the area within ¼-mile of the Site to observe types of general land use. Photographs of the Site are provided as Appendix A.
- Reviewed the federal, state, and local database list search provided by Environmental Data Resources, Inc., (EDR) of Milford, Connecticut of known or potential hazardous waste sites or landfills, and sites currently under investigation for environmental violations. The agency lists and search radii results (EDR Report) are provided in Appendix B.
- Interview the owner, property manager or other personnel identified as being knowledgeable of current and past uses and environmental practices at the subject property involving petroleum products and hazardous materials/wastes.
- Conducted inquiries in person, by telephone, or in writing to the appropriate regulatory agencies for information regarding environmental permits, violations or incidents, and/or the status of enforcement actions at the Subject Property.
- Reviewed pertinent, available documents and maps regarding local physiographic and hydrogeologic conditions in the Site vicinity including the potential presence of wetlands, floodplains, and nearby environmentally sensitive sites.
- Reviewed and interpreted available historical aerial photographs of the Site and vicinity for evidence of previous Site activities and development that would suggest the potential presence of hazardous substances at the Site.
- Reviewed and interpreted archival U.S. Geological Survey (USGS) topographic maps of the Site and the area within ½-mile of the Subject Property for information regarding historical land use potentially involving the manufacture, generation, use, storage and/or disposal of hazardous substances. The quadrangle and years of maps reviewed are provided in the References Section of this report.
- Attempted to review title records and environmental lien information for the Subject Property. No such records were available for the Subject Property.

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- Completed an Archeological Survey of Idaho Site Inventory Form from the Idaho State Historic Preservation Office (SHPO). The survey was reviewed and approved by a URS archeologist familiar with Idaho SHPO protocol (attached as Appendix C).
- Prepared this report describing the research performed and presenting URS' findings and professional opinions regarding the potential for adverse environmental impacts to the Subject Property.

### **1.4 USER RELIANCE**

This report has been prepared for use solely by IDEQ, and shall not be relied upon by or transferred to any other party, or used for any other purpose, without the express written authorization of URS.

### **1.5 LIMITATIONS AND EXCEPTIONS**

This report and associated work have been provided in accordance with the terms and conditions of the Task Order No. 8 that was agreed between the DEQ and URS on March 19, 2007 and pursuant to the Contract for Purchase of Service between DEQ and URS, dated January 1, 2005. The project schedule presented in Task Order No. 8 anticipated delivery to DEQ of a completed draft electronic version of the report for the property by the end of April 2007. However, late-season snow storms that continued in the McCall area past April caused obstructed observation at the Subject Property. Therefore, access to the Site was postponed until the first week in May, 2007. Based on the scope of services outlined in the proposal, the ESA specifically did not include testing for asbestos, radon gas, lead-based paint, mold, or lead in drinking water; sampling or testing of groundwater; or evaluation of wetlands or cultural resources. In addition, this ESA did not include a compliance audit.

## **2.0 SITE DESCRIPTION**

### **2.1 LOCATION**

The Site is located in a portion of Section 9, Township 18 North, Range 3 East, Valley County, Idaho. The Subject Property is situated in southeast McCall south of the intersection of Colorado Street and Samson Trail. The remaining area surrounding the Subject Property is primarily forested land with forested residential properties. A Site Vicinity map and an aerial photograph are included as Figure 1.

### **2.2 FEATURES/USE**

The property is an undeveloped, open grassy area. Access to the property is off Samson Trail from the north and northeast. The Site was deeded to the City of McCall in 1929 by the (b) (6) families and the city operated it as a landfill from 1930 to approximately 1958. No improvements or additions have been made to the property and there are no fences or structures currently present at the Site.

### **2.3 SITE VICINITY AND ADJACENT PROPERTIES**

URS' observation and assessment of adjoining properties were limited to features and conditions that were visible from public rights-of-way. The following observations were made:

North: Samson Trail and Colorado Street, forested residential properties and residential streets.

South: Forested residential properties followed by McGinnis Street.

East: Samson Trail followed by forested residential properties and undeveloped forested land.

West: Undeveloped forested property.

No visible evidence of the use or storage of hazardous materials was noted during the site survey of adjacent areas.

### 3.0 PHYSICAL SETTING

#### 3.1 TOPOGRAPHY

Based on the USGS McCall, Idaho Quadrangle Topographic Maps (USGS, 1973), and information obtained from the EDR report, the property is approximately 5,500 feet above mean sea level on relatively flat topography.

#### 3.2 SURFACE WATER

Surface water drainage at the site is generally toward the northeast. There is also a drainage collection ditch located at the base of a soil berm that runs along the west side of the Subject Property.

Wetlands delineation was not included in this Phase I ESA; however, information presented in the EDR Radius Map report did not identify evidence of wetland habitat at the Subject Property.

#### 3.3 GEOLOGY AND SOILS

According to the EDR report, data obtained from the *Geologic Age and Rock Stratigraphic Unit Source* reveals that the property is located within the Quaternary series of the Quaternary system. Soils beneath the Site are described by EDR as McCall very cobbly, sandy loam. The natural soils have moderate infiltration rates resulting from the moderately coarse-grained texture of the soil. The soil drainage class is described as somewhat excessive with high hydraulic conductivity and low water holding capacity.

#### 3.4 HYDROGEOLOGY

Site specific groundwater data was not available; however, the groundwater flow likely follows topography and flows in a southwesterly direction toward the North Fork of the Payette River. Based on well data information provided by the EDR, the depth to groundwater is expected to be approximately 12 to 20 feet below ground surface (bgs) near the Subject Property (EDR, 2007). Groundwater is not used as a potable drinking water supply for the area. There was no evidence of groundwater monitoring wells at the Subject Property.

#### **4.0 SITE HISTORY**

URS reviewed readily available historical data pertaining to the Subject Property. These references were reviewed for evidence of activities that would suggest the potential presence of hazardous substances at the Subject Property and to evaluate the potential for the Subject Property to be impacted by offsite sources of contamination. The following subsections are a summary of the review.

##### **4.1 HISTORIC SANBORN FIRE INSURANCE MAPS**

Historic Sanborn Fire Insurance maps were requested from EDR for the area of the Subject Property. Available Sanborn maps do not provide coverage for the Site vicinity.

##### **4.2 HISTORIC CITY DIRECTORIES**

Business directories including city, cross-reference and telephone directories were requested from EDR for the Subject Property address and addresses in the Site vicinity. EDR found no records associated with the Subject Property.

##### **4.3 HISTORIC AERIAL PHOTOGRAPHS**

EDR did not have coverage of the requested aerial photographs for the Subject Property. Therefore URS obtained aerial photographs from Valley Air Photos of Caldwell, Idaho. The photos are dated: 1962, 1988, 1998, and 2003. URS also reviewed aerial photographs of the Site vicinity dated 1947 and 2001 that were available on display at the McCall City Hall and an aerial photograph of the site vicinity dated 1998 that was obtained online via TerraServer. A summary of the aerial photograph review follows.

1947 The aerial photographic scale is not indicated. The Subject Property is undeveloped land, with no structures visible and no surrounding development. The landfill area is visible. Informal access roads to the Site are visible from the northeast off a dirt road (Samson Trail). The area around the Site is forested and undeveloped.

1962 The aerial photographic scale is 1" = 200'. The Subject Property is undeveloped land, with no structures visible. The landfill area is visible, with debris visible on the northwest and southeast boundaries of the Site. A dirt road is visible to the north and east of the Subject Property (Samson Trail), and another dirt road is present within the Site.

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The area around the Site is forested and undeveloped. Commercial and residential properties border U.S. Highway 55 approximately ¼ mile west of the Subject Property.

- 1988 The aerial photographic scale is 1" = 200'. The Subject Property is undeveloped land, with no structures visible. The Site appears to be vegetated with very little debris visible on the northwestern edge of the property. There is an informal access road visible to the Site from the northeast off a dirt road (Samson Trail). The road to the north and east of the Subject Property is paved. The area to the north, northwest, east, and south of the Subject Property is developed with residences and associated roads. The area to the west is forested and undeveloped. There is increased commercial and residential development along U.S. Highway 55 to the west than was visible in the 1962 photo.
- 1998 The aerial photographic scale is 1" = 600'. The Subject Property is undeveloped with grassy vegetation. There is sparse residential development along Colorado Street and Samson Trail. The area to the west is forested and undeveloped.
- 2001 The aerial photographic scale is not indicated. The Subject Property is undeveloped with grassy vegetation. The surrounding areas appear similar to those described in the 1998 aerial photograph.
- 2003 The aerial photographic scale is 1" = 200'. The Subject Property and surrounding areas are very similar to the 2001 aerial photograph. There is increased commercial development along U.S. Highway 55 to the west.

### 4.4 HISTORIC TOPOGRAPHIC MAPS

URS reviewed available historical USGS Topographic Quadrangles for 1973 and 2004 for information regarding past uses of the property. The following are descriptions and evaluations from the researched historical topographic maps that were provided by EDR.

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**HISTORICAL USGS TOPOGRAPHIC MAP SUMMARY**

Year	Scale	Comments
McCall, ID – 1973	1:24,000	<b>Property:</b> The Subject Property is undeveloped. <b>Surrounding Area:</b> Residential development is visible to the northwest of the Subject Property across Samson Trail. Samson Trail is mapped to the north and east of the Subject Property followed by undeveloped forested land.
McCall, ID – 2004	1:100,000	<b>Property:</b> There are no changes in development since the 1973 map. <b>Surrounding Area:</b> Land use in surrounding areas appears generally unchanged from the 1973 map.

The review of historical USGS Topographic Quadrangles identified residential development northwest of the Subject Property towards the City of McCall with a general history of what appears to be non-industrial, residential, and commercial land use. Payette Lake is visible approximately ½ mile northwest of the Subject Property. U.S. Highway 55 is located approximately ¼ mile to the west of the Subject Property and the McCall airport is located approximately ½ mile southwest of the Subject Property on the west side of U.S. Highway 55.

#### 4.5 EDR HISTORICAL DATABASE REVIEW

URS reviewed the results of the EDR Proprietary Historical Database search presented in the EDR Radius Map report in order to identify past and current occupants of the Subject Property and surrounding area that may have had the potential to generate, use or store hazardous materials (i.e. manufactured gas plants, historical auto stations and dry cleaning facilities). The Subject Property was not identified in the EDR Proprietary Historical Database. The EDR Database Report is included as Appendix B.

#### 4.6 USER PROVIDED INFORMATION

URS interviewed Ms. Carol Coyle, Grant Coordinator for the City of McCall, for information regarding past use of the Subject Property. Information obtained from Ms. Coyle (site contact) is incorporated into the appropriate sub-sections of this report. According to the site contact, the landfill was limited to household waste and the depth of the landfill is unknown. In addition, a neighbor who lived across Colorado Street to the north during the time the landfill was active (b) (6) has informed the City that he recalls no industrial waste collected at the site

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and that contents were generally described as local household waste material that covered the entire site.

Aside from record of the property deed to the City in 1929, the site contact had no specific information regarding permits, compliance, or other environmental records that may have been kept for the landfill. Fill soil for the landfill was provided by the adjoining hillside to the south of the site and to the best of their knowledge (City of McCall); no fill was brought to the area. At one time somewhere between 1930 and 1958, a gentleman named (b) (6) acted as caretaker of the property and may have even resided on the site in a small shack. Mr. (b) (6) is no longer living. The city believed there were no plumbing or sewer improvements provided to the site and no records were kept regarding disposal material.

As specified in ASTM E 1527-05, Section 6 - User's Responsibilities, the City of McCall is required to assist with identifying possible RECs. In an effort to meet this requirement, URS requested the City of McCall to provide the following information:

- Title records for the Subject Property
- Environmental liens or activity and use limitations associated with the Subject Property
- Specialized knowledge or experience regarding the Subject Property
- Commonly known or reasonably ascertainable information regarding the Subject Property
- Whether the purchase price may reflect a valuation reduction for environmental Issues
- Reason for performing the Phase I ESA

The City of McCall was not able to provide records for the Subject Property. No Activity and Use Limitations (AULs) or environmental liens related to hazardous materials on the Subject Property were identified. No specialized knowledge was provided related to current or historical activities on the Subject Property. URS reviewed commonly known and reasonably ascertainable information as described throughout this report. The site contact informed URS that the City is not aware of any property value reduction for the Site due to environmental issues. The site contact also informed URS that this assessment will be the initial step for development of affordable community housing at the Site.

#### **4.6.1 Title Records**

Title records for the Subject Property were not provided to URS for review.

#### **4.6.2 Environmental Liens**

Based on the review of the EDR database report, no Federal Superfund liens or deed restrictions were identified in association with the Subject Property. Based on available information, no environmental liens are associated with the Subject Property. EDR was unable to provide an environmental lien report for the Site because the city had no unique parcel number or street address. Therefore, information regarding environmental lien reports came from what was provided in the EDR database report. Based on response from the city in the User Questionnaire, the city was not aware of any environmental liens on the Subject Property.

#### **4.6.3 Other Activity and Use Limitations**

The Subject Property is currently zoned R-4, for no more than four residences per acre. Based on information provided in the User Questionnaire, the city is not aware of current activity use limitations placed on the property.

#### **4.6.4 Valuation Reduction for Environmental Issues**

The site contact informed URS that the City is not aware of any property value reduction for the Site due to environmental issues.

#### **4.6.5 Prior Documents**

No additional prior documentation for the Subject Property was provided for URS review.

#### **4.7 SUMMARY OF HISTORICAL DATA**

According to Ms. Coyle, from approximately 1930 to approximately 1958, the property was owned and operated by the City of McCall for use as a household waste landfill. The landfill was closed about 1958 and relocated to an area further southwest of the city and near the airport. The Subject Property has not been used since approximately 1958 and remains undeveloped.

## **5.0 SITE RECONNAISSANCE**

On May 4, 2007, Ms. Lisa Gates, a URS representative, conducted a reconnaissance of the Subject Property. During the site reconnaissance, the weather was partly cloudy and windy with some snow and a temperature of about 35 degrees Fahrenheit. The reconnaissance consisted of the observation and documentation of existing Site conditions accessible by foot and the nature of the neighboring property development within ¼-mile of the Site. Photographs taken during the site reconnaissance are provided in Appendix A. Ms. Gates conducted the site contact interview at City Hall with Ms. Coyle. Following the interview, Ms. Gates performed an unaccompanied site reconnaissance of the Subject Property and surrounding area.

The Subject Property was undeveloped and lightly vegetated at the time of the site reconnaissance. The property had been graded with approximately ten foot elevated sloped sides along the west and north property boundaries, having a general surface gradient to the northeast. The depth of the landfill is unknown, and the amount of fill covering the site is unknown; however the surface of the parcel is elevated anywhere from three feet near the east end to approximately 10 feet above the surface of Colorado Street near the northwest corner of the property. A drainage ditch was present at the base of the soil berm along the west side of the property. Rusted household appliances and car frames were visible along the edge of the berm (to the west), along with miscellaneous rusted scrap metal and broken chunks of concrete visible within the berm itself.

### **5.1 Hazardous Substances**

No hazardous substances were observed onsite during the site reconnaissance. The Subject Property address was not identified on the environmental database report as a generator of hazardous wastes.

### **5.2 Storage Tanks**

No underground storage tanks (USTs) were reported or observed to be present at the Subject Property. No above ground storage tanks (ASTs) were observed to be present at the Subject Property.

### **5.3 POLYCHLORINATED BIPHENYLS (PCBS)**

No potential PCB-containing equipment was observed on the Subject Property. There is no electricity currently supplied to the Subject Property.

#### **5.4 WASTE DISPOSAL**

The site is undeveloped and hazardous wastes are not currently generated at the Subject Property. The Site was reportedly used as a municipal solid waste landfill from approximately 1930 to 1958. Evidence of waste disposal at the site included rusted household appliances and car frames along the edge of a berm (to the west), along with miscellaneous rusted scrap metal and broken chunks of concrete visible within the berm itself. This soil berm likely represents the edge of the area where waste was placed on the Site.

#### **5.5 FLOODPLAIN**

According to the EDR report, the Subject Property is not located within the FEMA identified 100-year flood zone.

#### **5.6 DRUMS/OTHER CHEMICAL CONTAINERS**

No drums or other chemical containers were visible at the Subject Property during the site reconnaissance.

#### **5.7 DUMPING**

No evidence of current dumping was observed at the Site. However there was visible evidence of historical dumping of household wastes (miscellaneous rusted metal) observed on the western edge of the Subject Property. The site contact informed URS they have not had to address incidents of unauthorized dumping at the Site since the landfill was closed in 1958.

#### **5.8 PITS, PONDS, OR LAGOONS, SEPTIC SYSTEMS, CISTERNS, SUMPS, DRAINS, AND CLARIFIERS**

No indication of chemical discharge was observed in the vicinity of the described drainage areas at the Subject Property. Pits, ponds, lagoons, septic systems, cisterns, sumps and clarifiers were not observed or reported present at the Subject Property during site reconnaissance.

## **5.9 PESTICIDE USE**

There was no visible evidence or reported use or storage of pesticides at the Subject Property during the site reconnaissance.

## **5.10 STAINING AND DISCOLORED SOILS**

There was no visible staining or discolored soils visible during the site reconnaissance of the Subject Property.

## **5.11 STRESSED VEGETATION**

Stressed vegetation was not observed at the Subject Property during the site reconnaissance.

## **5.12 UNUSUAL ODORS**

There were no unusual odors present at the Subject Property during the site reconnaissance.

## **5.13 ONSITE WELLS**

There were no onsite wells observed or reported at the Subject Property during the site reconnaissance.

## **5.14 NEARBY ENVIRONMENTALLY SENSITIVE SITES**

There do not appear to be potentially environmental sensitive sites adjacent to the Subject Property that would have the potential to be impacted by surface water runoff and groundwater from the Subject Property.

## **5.15 RADON**

A US Environmental Protection Agency (USEPA) survey by county and state of indoor radon concentrations reported the radon zone level for Valley County, Idaho is 1. Zone 1 areas are predicted to have an estimated indoor radon screening potential above 4.0 pico Curies per liter (pCi/l) of air. Radon test results show Valley County having an average of 3.40 pCi/L with a low value of 0.3 pCi/L and a high value of 10.4 pCi/L (EDR, 2007). Based on the ASTM standard, this is not considered a potential REC to groundwater at the property. However, elevated levels of radon represent a potential health issue, particularly within lower levels of residential structures that may be built on the subject property.

**5.16 OTHER CONCERNS**

No other concerns were identified during the assessment of the Subject Property.

## **6.0 GOVERNMENT AGENCY INFORMATION**

URS reviewed readily available records regarding past and current Site use, contacted applicable agencies regarding potential environmental concerns at the Site, and reviewed the agency database list search for potential environmental concerns at surrounding properties. The information obtained during the records review is provided in the following sub-sections.

### **6.1 DATABASE LIST SEARCH**

URS contracted an environmental database firm, EDR of Milford, Connecticut, to conduct a search for facilities listed by regulatory agencies as potentially having environmental concerns. The search was extended to a one-mile search radius (i.e., ASTM and AAI standards) of the Subject Property to assess whether activities on or near the Site have the potential to create RECs. The complete list of databases reviewed is provided in the EDR Database Report, included as Appendix B and is summarized in Table 1 presented in Section 6.1.2. It should be noted that this information is reported as URS received it from EDR, which in turn reports information as it is provided in various government databases. It is not possible for either URS or EDR to verify the accuracy or completeness of information contained in these databases. However, the use of and reliance on this information is a generally accepted practice in the conduct of environmental due diligence. The databases searched and the information obtained is summarized in Sections 6.1.1 and 6.1.2.

#### **6.1.1 Site**

The Subject Property location at the south corner of Colorado Street and Samson Trail has no associated violations recorded on the EDR database.

#### **6.1.2 Offsite**

The following table summarizes the number of facilities in the site vicinity that were identified in the associated agency databases within the specified survey distances.

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<b>TABLE 1</b>		
<b>AGENCY DATABASE</b>	<b>SURVEY DISTANCE</b>	<b>NUMBER OF SITES IDENTIFIED</b>
United States Environmental Protection Agency (EPA) National Priority List (NPL) for Superfund Sites	1.0 mile	0
U.S. Proposed NPL List	1.0 mile	0
U.S. National Priority List Deletions (Delisted NPL) List	1.0 mile	0
NPL LIENS (Federal Superfund Liens)	Subject property	0
U.S. EPA Comprehensive Environmental Response, Compensation and Liability Index System (CERCLIS) List	0.5 mile	0
U.S. EPA CERCLIS – No Further Remedial Action Planned (CERCLIS-NFRAP)	0.5 mile	0
U.S. EPA Resource Conservation and Recovery Act (RCRA) Corrective Action (CORRACTS) List	1.0 mile	0
U.S. EPA RCRA Permitted Treatment, Storage, and Disposal (TSD) Facilities	0.5 mile	0
U.S. EPA RCRA Registered Large Generators of Hazardous Waste (RCRIS LQG)	0.25 mile	0
U.S. EPA RCRA Registered Small Generators of Hazardous Waste (RCRIS SQG)	0.25 mile	0
U.S. EPA Emergency Response Notification System (ERNS) List	Subject property	0
U.S. Hazardous Materials Incident Reporting System (HMIRS)	Subject property	0
U.S. Engineering Controls Sites (ENG Controls) List	0.5 mile	0
U.S. Sites with Institutional Controls (INST Controls) List	0.5 mile	0
U.S. Record of Decision (ROD) List	1.0 mile	0
State Spills Data (Spills)	Subject property	0
State Permitted Solid Waste Landfill, Incinerators or Transfer Stations (SWF/LF) List	0.5 mile	0
State Old Closed Solid Waste Disposal Sites (HIST LF)	0.5 mile	0
State Leaking Underground Storage Tank (LUST) List	0.5 mile	4
State Underground Storage Tanks (UST) List	0.25 mile	1
State Leaking Aboveground Storage Tank (LAST) List	0.5 mile	0
State Underground Storage Tanks on Indian Land (Indian UST)	0.25 mile	0
State Leaking Underground Storage Tanks on Indian Land (Indian LUST)	0.5 mile	0
State Voluntary Cleanup Program (VCP) Sites	0.5 mile	0
State Drycleaners List	0.25 mile	0
State Brownfields Program (Brownfields) database	0.5 mile	0

Site specific groundwater flow data was not available for the Subject Property. However, based on review of the topographic map coverage of the area, the inferred groundwater flow direction

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is southwest, toward the North Fork of the Payette River. Therefore, properties located generally northeast are considered hydrogeologically up gradient from the Site with respect to the anticipated groundwater flow direction. Those EDR-listed properties interpreted as hydrogeologically down gradient or cross gradient from the Subject Property relative to groundwater flow direction are in our opinion unlikely to impact the Subject Property with hazardous materials and are therefore not included in this summary. There were no sites listed on the EDR report that were mapped either adjacent to or up gradient of the Subject Property. The locations of all EDR-listed sites are shown on the radius maps accompanying the EDR Database Report (Appendix B).

Additionally, based on a drive-by survey of the area, review of the listed sites by the site contact, and knowledge of the local setting, none of the 25 facilities identified on the EDR Report as "orphan sites" appear to have the potential to impact the Subject Property with hazardous materials. "Orphan sites" are facilities listed in the EDR Report that have not been geocoded based on lack of sufficient data regarding their exact location within the general area. A full summary of agency databases can be found in the EDR Database Report provided as Appendix B.

### 6.2 REGULATORY CONTACTS

URS contacted local and state agencies to obtain information regarding the Site, such as the status of environmental permits, violations, or corrective actions. Agencies contacted regarding the Subject Property and a summary of the information obtained are provided below.

Agency	Response
City of McCall	URS contacted the City of McCall Office to inquire about the zoning of the Subject Property. Ms. Carrie Rushby informed URS that the Subject Property is zoned R4 low density (4 single-family homes per acre). Ms. Rushby stated that there is no record of zoning violation available for the Subject Property.
McCall City Fire Department	URS contacted the McCall City Fire Department to obtain further information/records regarding the Subject Property. Mr. Brandon Swain, reported that they have no record of emergency response regarding hazardous spills or other incidence for the Subject Property.
Idaho Department of Environmental Quality (IDEQ) Boise Regional Office	URS submitted an electronic records request to the agency for information/records regarding the Subject Property. Mr. Mark VanKleek, UST/LUST Program, informed URS that he is not aware of any UST/LUST petroleum contamination issues at the Subject Property.

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## 7.0 FINDINGS AND OPINIONS

The property consists of an undeveloped 4.35-acre parcel that has been graded and covered with native grass. According to the City of McCall, the Site was deeded to the City of McCall in 1929 by the (b) (6) and (b) (6) families and the city operated it as a landfill from 1930 to approximately 1958. No improvements or additions have been made to the property. Rusted scrap metal and chunks of broken concrete were visible within the soil berm located on the western edge of the property. Rusted household appliances and car frames were also visible along the edge of the berm (west side).

The subject property is located in an area identified as having radon levels near the recommended EPA action level. Based on the ASTM standard, this is not considered a potential REC to groundwater at the property. However, elevated levels of radon represent a potential health issue, particularly within lower levels of residential structures that may be built on the subject property. Elevated radon levels represent a potential health hazard.

Radon-222 is a colorless, odorless, tasteless, radioactive gas that occurs naturally in soil, rocks, underground water, and air. It is produced by the natural decomposition (radioactive decay) of radium-226 in soil and rocks and has a half life of 3.82 days. The four radioactive elements which immediately follow radon-222 in the decay chain are called radon progenies. These elements are polonium-218, lead-214, bismuth-214, and polonium-214. These elements have such short half-lives that they exist only in the presence of radon. The progeny are ultra-fine solids which tend to adhere to other solids, including dust particles in the air and solid surfaces in a room. They adhere to lung tissue when inhaled and bombard the tissue with alpha particles, thus creating the health risk associated with radon. Breathing radon decay products increases the chance of developing lung cancer. The EPA has suggested an action level of 4 pCi/L for residences based largely on the ability of current technology to reduce radon concentrations to that level or below. The risk associated with a lifetime exposure to a radon level of 4 pCi/L is roughly equivalent to that associated with smoking ten cigarettes per day.

Observations made by URS during the site reconnaissance did not identify RECs at the Subject Property. The Subject Property was not listed in the databases searched by EDR. No offsite properties with the potential to have created an environmental concern for the Subject Property were identified at the time of this assessment.

While no direct evidence of RECs was identified during this Phase I ESA, the reported use of the Subject Property as a municipal solid waste landfill for a period of almost 30 years is in URS'

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opinion likely to have resulted in the presence of hazardous substances or petroleum products on the property and is thus considered a REC. Environmental concerns common to landfills, include, but are not limited to, impacts to soil, groundwater and surface water, methane gas generation, and settlement. While some of these concerns tend to decrease overtime as the waste within the landfill decomposes, URS recommends that an investigation of these potential concerns be conducted prior to redevelopment of the Subject Property.

## 8.0 PREPARER SIGNATURES AND QUALIFICATIONS

This section includes qualification statements of the environmental professionals responsible for conducting the ESA and preparing this report.

The Site visit was performed by Ms. Lisa Gates and the report was written by Ms. Suzy Cavanagh, of the URS office in Boise, Idaho. Ms. Cavanagh has over ten years of professional experience in the environmental industry performing geologic field investigations including sampling, data analysis and technical report writing. She has performed site assessments and geologic investigations in Idaho, Washington, Oregon, Utah, Nevada, Montana, and Wyoming.

The report was reviewed by Ms. Lisa Gates, Senior Environmental Scientist, and Mr. Jim Flynn, Senior Project Manager. Mr. Flynn has over 20 years experience managing Phase I and II ESAs, remedial investigations, UST removal projects, and remedial actions. Mr. Flynn is a registered geologist in Oregon and a licensed hydrogeologist in Washington. Ms. Gates has over 12 years of experience performing environmental site investigations, characterizations, and assessments.

Ms. Cavanagh, Ms. Gates, and Mr. Flynn declare that, to the best of their professional knowledge and belief, they meet the definition of Environmental Professional as defined in §312.10 of 40 CFR 312. Ms. Cavanagh, Ms. Gates, and Mr. Flynn have the specific qualifications based on education, training, and experience to assess a property of the nature, history, and setting of the Subject Property. We have developed and performed the all appropriate inquiries in conformance with the standards and practices set forth in 40 CFR Part 312.

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Suzy Cavanagh  
Geologist

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Lisa Gates  
Senior Environmental Scientist

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Jim Flynn  
Senior Project Manager

## 9.0 REFERENCES

ASTM, 2005. American Society of Testing and Materials (ASTM). Standard E-1527-05, "Standard Practice for Environmental Site Assessment: Phase I Environmental Site Assessment Process", 2005.

Environmental Data Resources, Inc. (EDR), The EDR Aerial Photo Decade Package, Inquiry Number 1913740.5, April 27, 2007.

Environmental Data Resources, Inc. (EDR), The EDR Radius Map Report with GeoCheck, Number 1913740.2s, April 27, 2007.

Environmental Data Resources, Inc. (EDR), Sanborn Map Report, Number 1913740.3, April 27, 2007.

IDEQ Website, [http://www.deq.state.id.us/public/public\\_records.cfm](http://www.deq.state.id.us/public/public_records.cfm)

Rushby, 2007. Personal communication between Ms. Carrie Rushby, Administrative Assistant for Community Development for the City of McCall, and Ms. Suzy Cavanagh of URS on May 3, 2007.

Swain, 2007. Personal communication between Mr. Brandon Swain, City of McCall Fire Department, and Ms. Suzy Cavanagh of URS on May 3, 2007.

TerraServer-USA, <http://terraserver-usa.com>.

USGS 7.5 Minute Topographic Map, McCall, Idaho 1973.

USEPA Map of Radon Zones <http://www.epa.gov/iaq/radon/zonemap.html>.

Van Kleek, 2007. Personal communication between Mr. Van Kleek, UST/LUST Coordinator for Boise Region of the Idaho Department of Environmental Quality, and Ms. Suzy Cavanagh of URS on May 3, 2007.

## FIGURES

**APPENDIX A**  
**SITE PHOTOGRAPHS**

**APPENDIX B**  
**ENVIRONMENTAL DATABASE REPORT**



**APPENDIX C**  
**IDAHO STATE HISTORIC PRESERVATION OFFICE SITE SURVEY**  
**FORM**